

SPECIFICATIONS FOR

CITY OF SAN DIEGO DEVELOPMENT SERVICES 222 FIRST AVENUE, MS 301, SAN DIEGO, CA 92101

This Information Bulletin describes the minimum requirements for obtaining carport permits for residential buildings using this information bulletin, International Code Council Evaluation Services (ICC-ES) reports, or other conventionally framed plans. For clarification of the permit process, visit the Development Services Department, third floor, 1222 First Avenue or telephone (619) 446-5000.

I. DEFINITION A carport is a covered motor vehicle parking structure accessory to a one or two families dwelling unit. It may be freestanding or attached to another structure. A carport cannot exceed 1,000 square feet in area or one story in height and must be entirely open on two or more sides except for structural supports (CBC 406.1.1). There can be no enclosed use above a carport. Any structure which does not meet the above definition must comply with all regulations relating to a private garage. (CBC 406.1.3)

### WHEN IS A PERMIT REQUIRED? A building permit is required for any new carport.

or for repair or enclosure of an existing carport. A final inspection must be passed before the work is considered completed by the City of San Diego.

### III. OPTIONS FOR SERVICE Carport permits may be obtained over-the-coun-

ter when using this information bulletin, ICC-ES evaluation reports or designed using conventional wood framing. All other projects are to be submitted. See the Project Submittal Requirements Manual. Appointments are recommended for over-the-counter plan review and submitted projects. Telephone (619) 446-5300 to schedule an appointment.

## IV. PROJECT FEES

Fees which include Plan Check, Permit and Inspection are charged at initial review. For more information, see Information Bulletin 501.

DRAWINGS TO PROVIDE/FORMS TO COMPLETE Plans must be drawn to scale and must be of sufficient clarity to indicate the location, nature, and extent of the work proposed. Be sure to clearly

label all existing and proposed construction.

Plans must show, in detail, that the proposed

Upon request, this information is available in alternative formats for persons with disabilities

DS-5205 (03-13)

INFORMATION BULLETIN MARCH 2013 Documents referenced in this

Information Bulletin 2007 California Building Code, (CBC) Project Submittal Manual Information Bulletin 117, Regulations Covering Permit Expiration and Extension

Information Bulletin 165, How to Obtain A

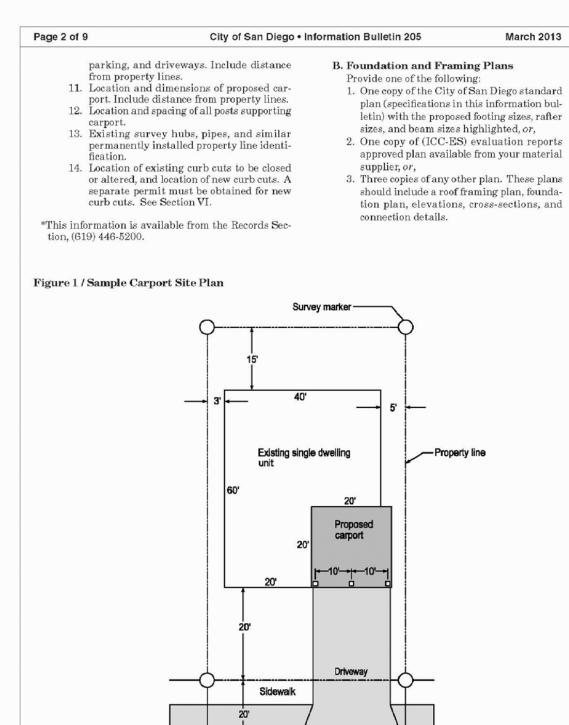
Right-of-Way Permit for Standard Public Im-Information Bulletin 501, Fee Schedule, Construction Permits - Structures General Application, DS-3032 Owner-Builder Verification, DS-3042 Building Newsletter 23-4, Clearance Under

work will conform to the provisions of the 2007. California Building Code, San Diego Municipal Code, and all other relevant laws, ordinances, rules, and regulations. Zoning information is available at the Development Services Department, third floor, 1222 First Avenue, (619) 446-5000, or through our web site www.sandiego. gov/development-services. Three sets of plans are required and must include the following:

### A. Site Plan

- Contact the Development Services Department at (619) 446-5000 for yard setback and other requirements before drawing site plan. Three copies of a site plan are required for a permit. You must include information on each of the following items on the site plan:
- Name of owner. 2. Address and Accessor's Parcel Number where carport is to be built. Legal description of property.
- 4. North arrow and scale. Suggested scale: One inch equals 20 feet. 5. Boundaries and dimensions of property.\*
- . Names of bordering streets.\* 7. Distance from front property line to face of curb (or center line of street if no curb ex-8. Width of alley(s), if any.\*
- 9. Location and width of easements. Private easements should be shown on the proper-10. Location and dimensions of existing build-
- ings, structures, retaining walls, paved

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\_\_\_\_\_center line of street \_\_\_\_\_

### March 2013 City of San Diego • Information Bulletin 205 C. Floor Plan

- For carports within six feet of a dwelling, include a floor plan and show the following 1. Use and dimensions of all rooms adjacent
- to the carport. 2. Size and type of all windows and doors from VII. CURB CUTS those rooms.
- 3. Three copies of any other plan. These plans should include a roof framing plan, foundation plan, elevations, cross-sections, and

# D. Permit Application

All projects must be submitted with a Permit Application. Instructions can be found on the reverse side of the application. If you intend to obtain your permit on the same day as plan review, the application must be fully completed. Note: there are no exceptions to the Workers' Compensation Insurance requirements. If the property owner is doing the construction work or is hiring a number of different contractors, a separate Owner-Builder Verification form must be signed by the owner at the Development Services Department before the permit can be issued.

## VI. ADDITIONAL REGULATIONS

- A. If carport posts are to be located less than five feet (1524 mm) from the property line, and zoning regulations permit the closer location, the carport must have a one-hour fire-resistive wall extending to the underside of the carport sheathing on the property line side to provide fire protection (CBC Table 602). No openings shall be permitted in this wall if carports posts are to be located three feet or closer to the property line and parapet may be required per Section 704.11. Openings (unprotected and protected) shall not exceed 25% of the area of these walls that are between three feet (914 mm) and five feet (1524) from the property line per table 704.8 of the CBC.
- B. No fire protection is required for the common wall between a one- or two-dwelling unit structure and a carport (Section 406.1.4 Item 3).
- C. When exterior openings required for light and/or ventilation occur in the wall of the dwelling unit beneath the carport roof, the minimum height of the carport roof is seven feet, measured from the parking surface to the underside of the rafters (CBC 1208.2).
- D. All electrical wiring and equipment must comply with regulations for exterior installation.
- E. Carports located in the environmental sensitive lands and brush management zones must comply with sections 143.0101 and 142.0412 of the SDMC.

### Page 3 of 9 F. Structures located in a Very High Fire Hazard Severity Zone or Brush Management Zones governed by the City of San Diego's Brush anagagement Ordinances, may need to meet

# additional fire protection requirements.

Cutting the curb, closing an existing curb cut or paving a driveway on public property requires a separate permit and must comply with parking regulations Division 5 of the SDMC [142.0501]. See Information Bulletin 165, "How to Obtain A Right-of-Way Permit for Standard Public Im-

### VIII. CONSTRUCTION SPECIFICATIONS Following are the minimum construction specifi-

- cations for carports: A. The concrete mix for footings must meet a compressive strength of f'c= 2,500 psi minimum.
- B. Lumber must be Douglas fir-larch No. 2 or better. All lumber must be grade-marked. Joists, girders, and posts may be required to be protected against decay and termites (CBC Section 2304.11)
- C. The post anchorage and bracing details shown on the following pages have been approved by the City of San Diego for carports. 1. Posts must be anchored at the lower end and must be braced at the upper end us-
- ing any of the details shown in Figure 3. Decorative-type bracing may be substituted if the same resistance to lateral loading is 2. Post anchorage to slabs may be accom-
- plished with a standard approved post base installed per manufacturer's instructions. The footing must be adequate for the load applied. See Section X below and Table A. D. The post anchorage and bracing details shown
- on the following pages have been approved by the City of San Diego for carports. 1. Posts must be anchored at the lower end and must be braced at the upper end using any of the details shown in Figure 3. Decorative-type bracing may be substituted if the same resistance to lateral loading is
- 2. Post anchorage to slabs may be accomplished with a standard approved post base installed per manufacturer's instructions. The footing must be adequate for the load applied. See Section X below and Table A. When the load on supporting posts does not exceed 750 pounds per post, a minimum 3 1/2-inch-thick concrete slab-on-grade may

Page 4 of 9 City of San Diego • Information Bulletin 205 be substituted for the pad footings shown Note: The project is not legally complete until on the typical framing details. there is an approved final inspection. Call (858) 581-7111 to schedule inspections.

E. When it is desired to connect and support one TABLES side of the carport structure by attaching it X. Tables A, B, and C make the following assumpdirectly to the dwelling unit, the rafter spacing and beam sizes may be as shown in Tables B and C. However, the main beam may be Roof live load is 20 psf. replaced on the side attached to the dwelling Roof dead load is 7 psf. unit with a ledger the same size as the rafters

ter (repetitive member use):  $F_{b} = 900 \text{ psi}$  $F_{\nu} = 180 \text{ psi}$ E = 1,600,000 psiSoil bearing pressure is 1,500 psf minimum. F. Specify roof covering (shingles, shakes, etc.) If the above information differs, values in the tables must be adjusted.

G. Post size is based on the height of the deck floor above finished grade (at the highest 0 to 8 feet high: 4x4 minimum.

in 12 inches for drainage.

and fastened to the studs with 3/8" x 5" lag

screws spaced at 16" maximum on center. See

Figure 7. Carport rafters may not be solely

supported by the existing rafter tails or fascia

When submitting plans. If nominal one-inch-

thick roof sheathing is used, the roof may have

rafters spaced not more than 32" on center. If

plastic roof coverings are used, installation

must be according to manufacturer's recom-

mendations and the corrugations must be

placed perpendicular to and across the sup-

ports. Roof systems shall be sloped 1/4 inch

### IX. INSPECTIONS

of the house.

An Inspection Record Card is issued at the time the permit is obtained. The inspector signs this card as the construction is inspected and approved. The approved plans, the Inspection Record Card, and the permit are important records and should be retained.

8 to 10 feet high: 6x6 minimum

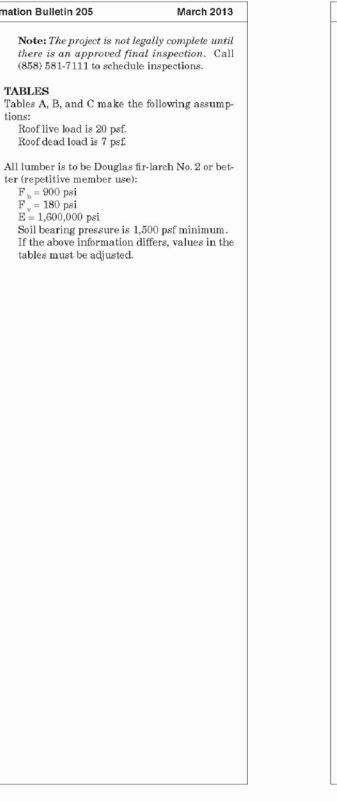
A combination permit is active for 180 days. Each inspection scheduled and passed, extends the permit 180 days. Permits approaching expiration can be extended under special circumstances. Refer to Information Bulletin 117, "Regulation Covering Permit Expiration and Extension", for more information.

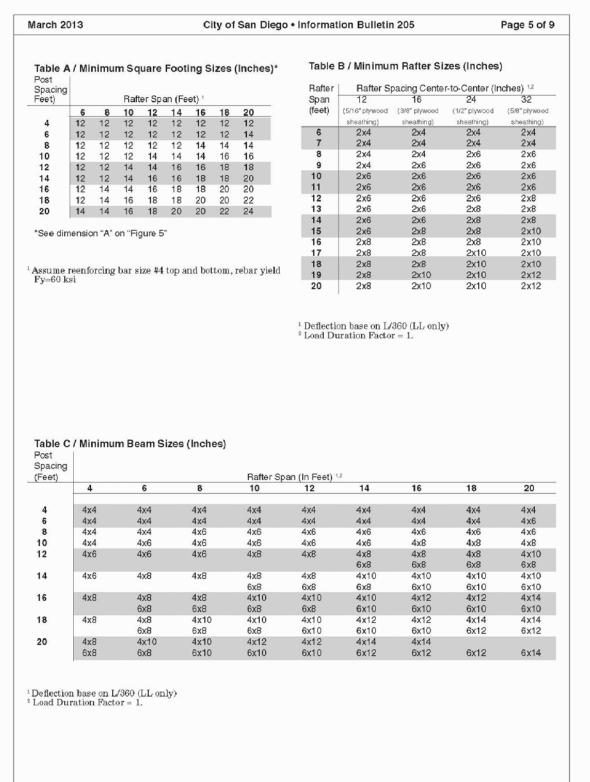
Inspections are required at the following times: A. When footings have been excavated but before

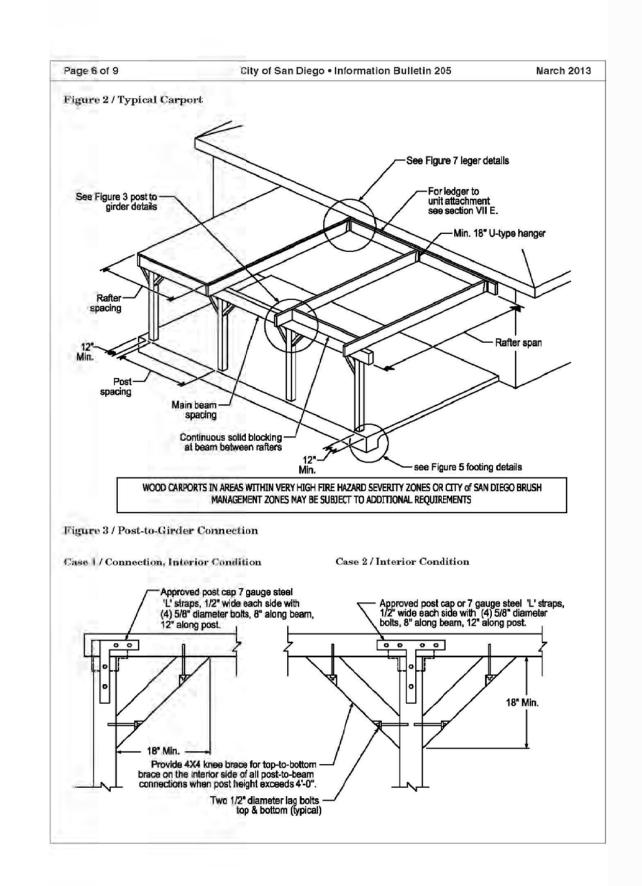
concrete is placed,

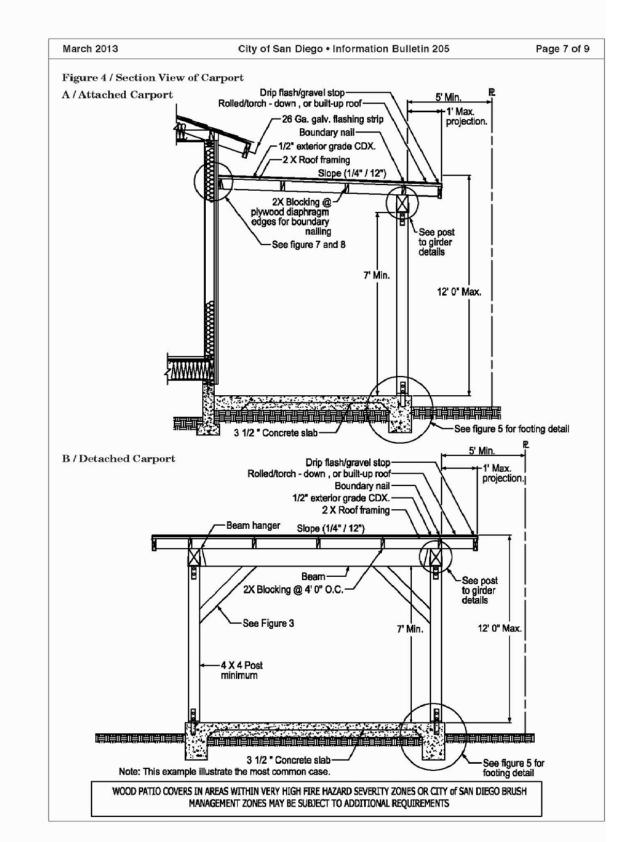
B. When ledger beams are attached to an existing structure, and

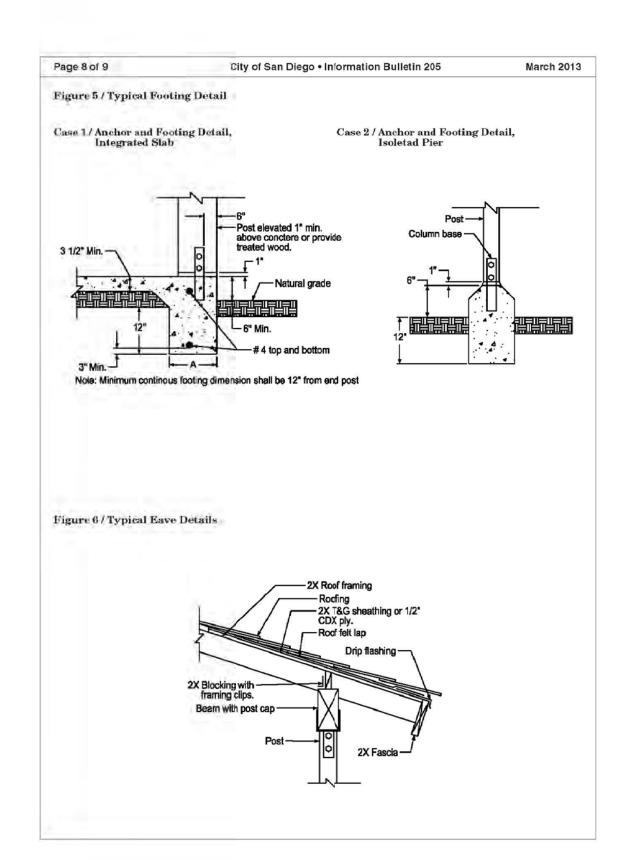
C. When work is complete.

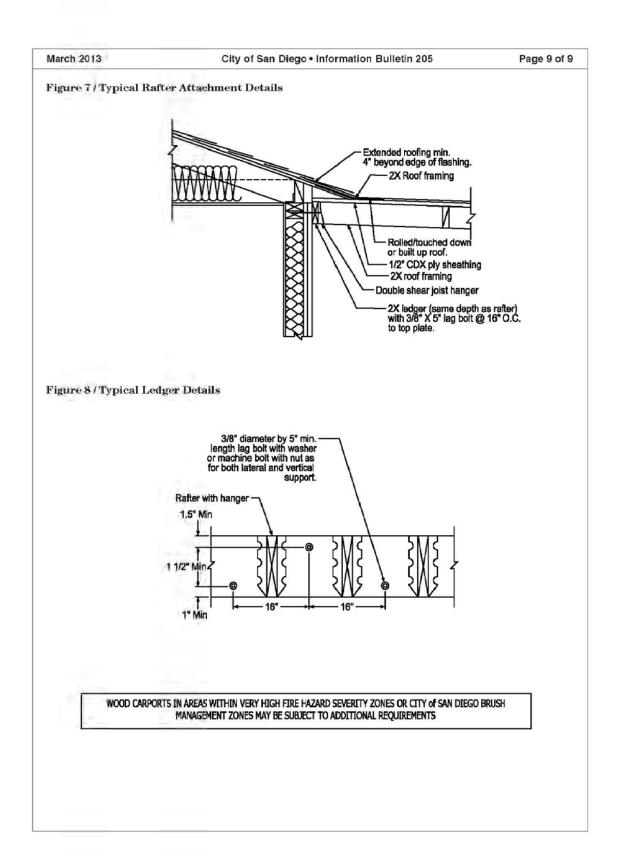












SPECIFICATIONS: CARPORTS - IB 205 PROJECT NAME - ADDRESS	
DEVELOPMENT SERVICES DEPARTMENT  The City of SHEETOF SHEETS	PROJECT NO